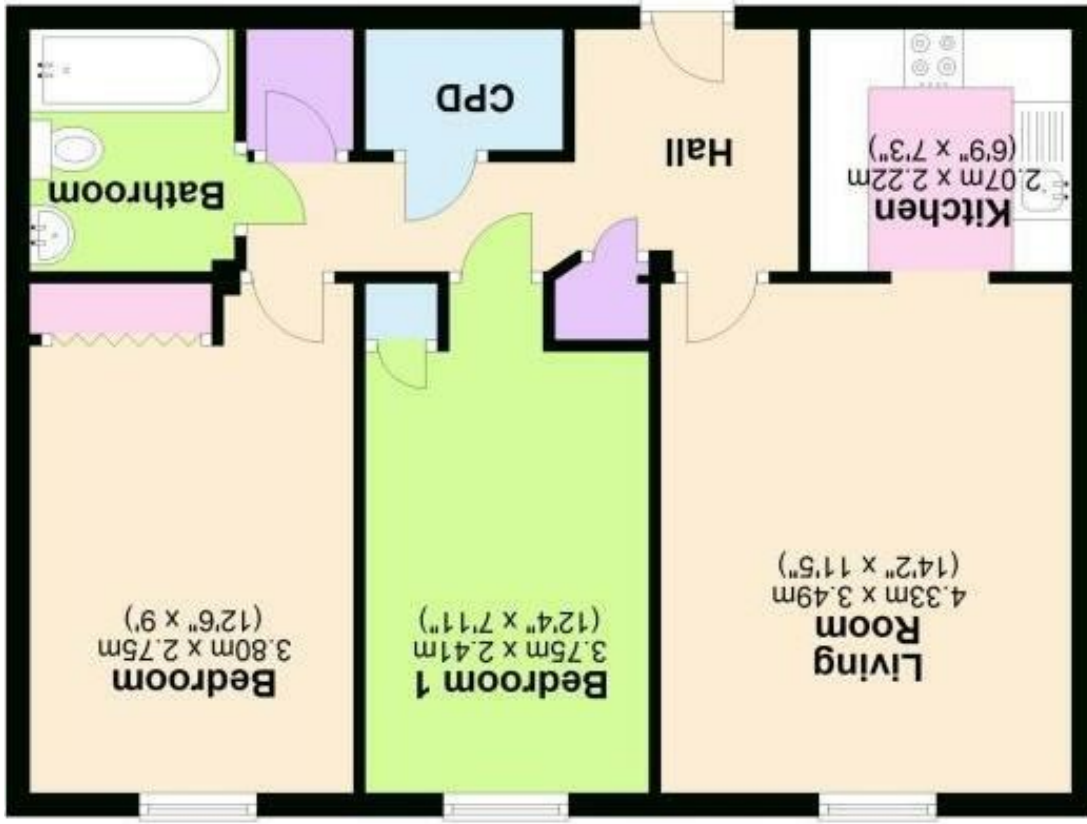


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

Total area: approx. 57.5 sq. metres (618.7 sq. feet)
 This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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Floor Plan
 Approx. 57.5 sq. metres (618.7 sq. feet)

 **Wright Marshall**
 Estate Agents

£155,000



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MERE COURT RUSKIN COURT

KNUTSFORD
WA16 6HE



COUNCIL TAX BAND: C



A smartly presented two bedroom first floor apartment forming part of a popular retirement development, overlooking The Moor and Tatton Park, and only a short stroll to the town centre shops, cafes and restaurants.

The Development

The scheme was built by McCarthy & Stone Developments, and comprises of 39 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. A condition of purchase is that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

The Location

The development is located on the edge of The Moor, a short stroll into Tatton Park, and adjacent to King Street, which is awash with independent cafe's culture, wine bars and restaurants serving quality food, as well as a number of boutique and national chain shops. Views from the development include the lake and Moorland moving round to a beautiful enclave of historic buildings.

Communal Entrance

With access into a lovely communal lounge, leading to a terrace area.

Private Entrance Hall

Built in storage cupboard and separate cloaks cupboard. Built in cylinder cupboard.

Lounge

Window to rear enjoying pleasant views over the Moor and towards Tatton Park. Opening to:

Kitchen

Fitted with a modern range of wall and base level units with stone effect worktops, an inset stainless steel circular sink unit with a mixer tap, built in microwave oven, electric oven with grill, four ring electric hob with extractor above, and dishwasher.

Bedroom One

Window to rear elevation with pleasant views over the moor. Built in mirror fronted wardrobes.

Bedroom Two

Window to rear enjoying pleasant views over the Moor. Built in mirror fronted wardrobes.

Bathroom

Fitted with a modern three piece suite comprising of a WC, pedestal was basin and panel bath with hand held shower attachment above and heated towel rail.

